Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered t	for sale
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Address	211/278 - 284 Charman Road, Cheltenham Vic 3192
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Trailige between \$4020,000	Range between	\$320,000	&	\$350,000
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Median sale price

Median price	\$773,000	Pro	perty Type	Unit		Suburb	Cheltenham
Period - From	01/01/2024	to	31/12/2024		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	231/218 Bay Rd SANDRINGHAM 3191	\$330,000	11/12/2024
2	328/218 Bay Rd SANDRINGHAM 3191	\$330,000	05/12/2024
3	218/218 Bay Rd SANDRINGHAM 3191	\$330,000	13/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/01/2025 15:03









Property Type: Apartment **Agent Comments**

Indicative Selling Price \$320,000 - \$350,000 **Median Unit Price** Year ending December 2024: \$773,000

Comparable Properties



231/218 Bay Rd SANDRINGHAM 3191 (REI)

Price: \$330,000 Method: Private Sale Date: 11/12/2024

Property Type: Apartment

Agent Comments

328/218 Bay Rd SANDRINGHAM 3191 (VG)





Agent Comments

Price: \$330,000 Method: Sale Date: 05/12/2024

Property Type: Subdivided Flat - Single OYO Flat



218/218 Bay Rd SANDRINGHAM 3191 (REI/VG)



Price: \$330,000 Method: Private Sale Date: 13/11/2024

Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9194 1200





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